

PLANNING DIRECTORS HEARING

May 16, 2018

Action Minutes

WELCOME

1. CALL TO ORDER

Meeting called to order at 9:04 a.m.

2. DEFERRALS AND REMOVALS FROM CALENDAR

- a. **H17-055.** Site Development Permit to demolish an existing commercial building and construct a new 4,694-square foot commercial building, with a 50 percent parking reduction based on the location of the building within a Neighborhood Business District, on a 0.14-gross acre site located in the CP Commercial Pedestrian Zoning District on the west side of Lincoln Avenue (1091 Lincoln Avenue). Owner: Matthew J. Montini, Trustee, et al. Council District: 6. CEQA: Exempt in accordance with CEQA Guidelines Section 15303(c) for New Construction or Conversion of Small Structures.

PROJECT MANAGER, RHONDA BUSS

Staff Recommendation: Defer to **May 23, 2018 Director's Hearing.**

ACTION: DEFERRED TO 5/23/18.

- b. **PDA72-031-04.** Planned Development Permit Amendment to allow the installation of a 4,000-gallon fuel tank, an eight-foot high concrete wall enclosure, and a new driveway; replacement of a 600 KVA generator with a 300-gallon fuel tank in an existing enclosure inside a parking garage; and the relocation of four non-ordinance size trees, on a 2.59-gross acre hospital site (Kaiser), in the A(PD) Planned Development Zoning District located at the northeast corner of Cottle Road and Santa Teresa Boulevard (275 Hospital Parkway). Owner: Kaiser Foundation Hospitals. Council District: 2. CEQA: Exempt in accordance with CEQA Guidelines Section 15303(e) for New Construction or Conversion of Small Structures. *Deferred from 5/2.*

PROJECT MANAGER, RINA SHAH

Staff Recommendation: Defer to **June 6, 2018 Director's Hearing.**

ACTION: DEFERRED TO 6/6/18.

Access the video, agenda, and related reports for this meeting by visiting the City's website at:

<http://sanjoseca.gov/index.aspx?NID=1763>

- c. [SP17-044](#). Special Use Permit to allow the installation of a new 60-foot tall wireless communication antenna slimline monopole within a new six-foot tall block wall compound along the perimeter with landscaping on a 0.45-gross acre site in the R-2 Two-Family Residence Zoning District located at the northeast corner of Prevost Street and Jerome Street (Owner: Caltrans). Council District: 3. CEQA: Exempt in accordance with CEQA Guidelines Section 15303(c) for New Construction or Conversion of Small Structures.

PROJECT MANAGER, ROBERT RIVERA

Staff Recommendation: Defer to **July 18, 2018 Director's Hearing**.

ACTION: DEFERRED TO 7/18/18.

3. CONSENT CALENDAR

- a. [SP17-033](#). Special Use Permit to allow the installation of a new 960-square foot detached accessory structure for an existing legal non-conforming church on a 1.03-gross acre site located in the R-1-8 Single-Family Residence Zoning District on the east side of South Capitol Avenue approximately 160-feet northerly of Story Road (990 South Capitol Avenue). Owner: Crossroads Calvary Chapel. Council District: 5. CEQA: Exempt per CEQA Guidelines Section 15303(e) for New Construction or Conversion of Small Structures

PROJECT MANAGER, RHONDA BUSS

Staff Recommendation: Consider the Exemption in accordance with CEQA. [Approve a Special Use Permit](#) as described above.

ACTION: APPROVED

- b. [SPA15-016-01](#). Special Use Permit Amendment to change the hours of operation for an on-site grinder from 8:00 a.m. to 5:00 p.m. to 8:00 a.m. to 11:00 p.m. at an existing recycling/transfer station on a 2.51-gross acre site in the HI Heavy Industrial Zoning District located at the northwest terminus of Leo Avenue (215 Leo Avenue). (Hung Nga Enterprise LLC, et al, Owner). Council District: 7. CEQA: Exempt per CEQA Guidelines Section 15301 for Existing Facilities.

PROJECT MANAGER, EDWARD SCHREINER

Staff Recommendation: Consider the Exemption in accordance with CEQA. [Approve a Special Use Permit Amendment](#) as described above.

ACTION: APPROVED

The Consent Calendar is now closed.

4. PUBLIC HEARING

No Items

5. ADJOURNMENT

Meeting adjourned at 9:33 a.m.